

RESOLUTION NO. 2022-25

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, APPROVING THE CITY OF LEXINGTON GENERAL REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA #6; AND APPROVAL OF RELATED ACTIONS

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA:

Recitals:

a. The Mayor and Council of the City of Lexington, Nebraska (the “**City**”), upon the recommendation of the City Planning Commission (the “**Planning Commission**”), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), has previously declared an area, including an area legally described on the attached **Exhibit A** (the “**Redevelopment Area**”), to be blighted and substandard and in need of redevelopment; and

b. The Community Development Agency of Lexington, Nebraska (the “**Agency**”) has prepared a redevelopment plan (the “**Redevelopment Plan**”) a copy of which is attached hereto as **Exhibit B**; and

c. The Agency submitted the Redevelopment Plan to the Planning Commission for its recommendation on the Redevelopment Plan after holding a public hearing in compliance with the provisions of the Act; and

d. The Planning Commission has reviewed the Redevelopment Plan, held a public hearing thereon and recommended its approval by the Mayor and Council of the City;

e. The Agency has recommended approval of the Redevelopment Plan by the Mayor and Council of the City;

f. The City, in compliance with all public notice requirements imposed by the Act, published and mailed notices of a public hearing regarding the consideration of the approval of the Redevelopment Plan pursuant to the Act, and has on the date of this Resolution held a public hearing on the proposal to approve the Redevelopment Plan and received extensive public comment thereon; and

h. The City Council has reviewed the Redevelopment Plan and determined that the proposed land uses and building requirements described in it are designed with the general purpose of accomplishing a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of

population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight.

Resolved that:

1. The Redevelopment Plan is determined to be feasible and in conformity with the general plan for the development of the City as a whole, and the Redevelopment Plan is in conformity with the legislative declarations and determinations set forth in the Act. Section 18-2102 of the Act establishes the legislative declarations and determinations for the Act. The Redevelopment Plan clearly demonstrates that the criteria declarations have been satisfied. The Redevelopment Area (the “**Site**”) constitutes an economically and socially undesirable land use in its current state. The Site contains numerous buildings and infrastructure in a state of deterioration and is not properly subdivided. The Site is not designed for proper utilization, is undesirable for economic and social purposes and constitutes a barrier to the sound growth of the City. Given the foregoing, the conditions of the Site are beyond the remedy and control of normal regulatory processes and police power and due to the high cost of development and cannot be dealt with effectively by the ordinary operations of private enterprise. Further documentation of these findings is set forth in **Exhibit B**.

The City Council acknowledges receipt of the recommendations of the Agency and the Planning Commission with respect to the Redevelopment Plan.

2. The Mayor and Clerk are authorized and directed to execute such documents and take such further actions as are necessary to carry out the purposes and intent of this Resolution and the Redevelopment Plan.

3. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on November 8, 2022.

City of Lexington, Nebraska

Mayor

ATTEST:

City Clerk (Seal)

EXHIBIT A
LEGAL DESCRIPTION OF REDEVELOPMENT AREA

The property is described as all real estate identified by the parcel numbers below in the office of the Dawson County, Nebraska, Assessor's office, to wit:

Redevelopment Area #6 - Parcel IDs.

240007395	240132750	240133110
240007484	240132769	240133145
240007654	240132793	240133153
240007662	240132823	240133196
240007743	240132831	240133218
240007824	240132858	240133242
240008286	240132882	240133250
240008367	240132890	240133293
240008456	240132920	240138546
240008634	240132939	240138589
240132285	240132963	240139224
240132610	240132971	240151704
240132645	240133013	240167570
240132653	240133021	240178459
240132661	240133072	240178548
240132742	240133102	

EXHIBIT A
[Attach Redevelopment Plan]